



# Town of Carlisle

MASSACHUSETTS 01741

Office of

## PLANNING BOARD

### MINUTES

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### MINUTES

September 13, 2004

#### Minutes

**Continued Public Hearing for request for Common Driveway Special Permit, 186 Rutland Street, Richard Blanchard, applicant**

**Bills**

**Budget**

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**Community Input Day for the Benfield properties**

**Review of conditions objected to by AT&T Wireless for wireless tower at 871 Bedford Road**

**Pine Meadow (Davis Road) Lot 15**

**Wilkins Lane**

**GIS database**

PB Chair **Louise Hara** called the meeting to order at 7:30 p.m. in the Heald Room at Town Hall. Board members **Ray Bahr, David Freedman, Kent Gonzales, Rich Boulé, and Phyllis Zinicola** were present, along with Planning Administrator **George Mansfield**. Temporary Administrative Assistant **Helen Boos** was also present. One member, **Peter Stuart**, was absent.

#### Minutes

The minutes of 8/16/04 were reviewed. Freedman **moved to accept as amended the minutes of August 16, 2004**. **Bahr** seconded the motion and it carried 5-0-1 with one abstention.

#### **Continued Public Hearing for request for Common Driveway Special Permit, 186 Rutland Street, Richard Blanchard, applicant**

The applicant **Dick Blanchard** was present. He was advised that since Stuart and Associate Member Tom Lane were not present, they would not be eligible to vote on this permit. **George Dimakarakos** of Stamski and McNary presented his revised plan.

The revised plan eliminates the circle turnaround and includes a Y-turnaround in its place, with a width of 20 feet on all three legs of the Y for a distance of 20 feet beyond the intersection on all three legs. The other parts of the driveway would be 12 feet wide with a 2-foot shoulder. The easement remains the same, but less clearing would be required, as well as less blasting. Additionally, the turnout at the 300' station could be moved to the 340' station and be incorporated in the wide section of the Y-turnaround.

Hara explained that the Fire Chief's specifications for turnaround width was related to turning radius of the fifty-foot truck. The turnout, as originally proposed, was to provide room for the assisting pumping truck to pump water from the cistern up the 30-foot rise to the house. Dimakarakos explained that an underground dryline has been proposed, which eliminates the need for pumping. Blanchard explained what he learned from the fire department about their procedure in case of a fire: first, they would bring a tank truck with a small volume of water and connect their hose to it; meanwhile, they would connect another hose to the bottom of the dryline, which would be on Rutland Street across from the cistern; then they would connect this hose to the pumping truck and leave the pumping truck at the cistern. Blanchard stated that this system would deliver water at 150 psi, about 500 gallons per minute, and it would take only about 13 psi to reach the 30-foot height, so there would be more than enough pressure to reach the fire. Dimakarakos explained that half the distance from the cistern to the house would be through the fire hose; the other half would be through the

dryline, a 5-inch PVC-80 pipe. Hara explained that the Fire Chief needs to see the confirmation of water capacity and pressure calculations.

Further discussion focused on whether the turnaround needed to be 20 feet wide, or whether 16 or 18 feet would suffice. Dimakarakos suggested that he fax the Fire Chief a template showing the minimum truck turning radius for an SU30 fire truck.

The only other question from the Fire Chief concerned the width of the opening of the driveway at Rutland Street and whether there would be enough room for the fire truck to turn into the driveway. Again, Dimakarakos agreed to provide a template for the Fire Chief.

Concerning a deed restriction that there be no more than two dwellings on the land, the PB determined that it is unnecessary because the land is too small to be subdivided. Although there is the possibility of an adjacent landowner buying these lots, thereby gaining access to the common driveway and then further subdividing the whole area, such a plan would require PB approval as amended to this plan.

As for who will be responsible for maintaining the dryline, it was determined that a reasonable solution is for the homeowners to take responsibility for maintaining it, and for the fire department to check it regularly .

The only other issues are those concerning the guardrail, brought up by the peer review. These issues will be discussed at the next meeting. Dimakarakos will prepare revised plans and responses and submit them to LandTech, with the hope that LandTech could review these and return comments in time for the next meeting.

The final discussion concerned a name for the drive (still waiting for approval), and placement of mailboxes (waiting for Post Master to assign the correct place).

Freedman moved to **continue the public hearing for the common driveway at 186 Rutland Street on September 27 at 9:00pm**. The motion was seconded by Zinicola and carried 6-0.

### **Bills**

Mansfield recommended extending Helen Boos's contract as Temporary Administrative Assistant until September 24.

Zinicola moved to **extend Helen Boos's contract to September 24, 2004**. Boulé seconded, and the motion carried 6-0.

### **Budget**

There was no budget spreadsheet this month. Hara requested a budget to review at the next meeting, especially in regards to expenses for the GIS project.

There was some discussion about the source of funding for the GIS project, with the aim of making sure that those funds are drawn from the Planning and Professional line of the budget, while the temporary administrative assistant funds be drawn from the part-time wages line. The PA will speak to the Town Accountant Pricilla Dumka.

### **Special Town Meeting Warrant**

The PA reported that the PB is not expected to make a presentation at this meeting, but that the Selectmen are anticipating proposed wireless bylaw amendments for the 2005 Annual Town Meeting. Boulé agreed to reconvene the wireless Bylaw subcommittee and to contact previous PB member Dan Holzman to ask him to continue to serve on this committee.

### **Community Input Day for the Benfield properties**

Zinicola reminded everyone that Saturday September 18 is the first Community Input Day for the Benfield properties, from 9:00 a.m. to 12:00 p.m. at the Carlisle Town Hall. The meeting was advertised in the *Mosquito*, and there would also be a sign at the Carlisle rotary. The PA suggested advertising the meeting at the voting polls on September 14.

### **Review of conditions objected to by AT&T Wireless for wireless tower at 871 Bedford Road**

AT&T has agreed to all the revised conditions as approved by the Board but has not produced the documents yet.

### **Pine Meadow (Davis Road) Lot 15**

The PB reviewed a letter from the Board of Selectmen concerning brick pillars in the town right-of-way. The PB discussed the history of this lot, on which the previous owner filled in wetlands with stones, moved a row of trees that had been planted as a buffer, and built brick pillars in the town right-of-way, all without PB approval. This recent letter from the Board of Selectmen addresses the new owner, informing him that the pillars are within the town right-of-way, and absolving the town of responsibility in case the pillars or other personal property within the right-of-way are damaged.

The PB discussed whether there is a way to post its regulations, or whether the developers could write the regulations into their plans so that people would know the exact location of the right-of-way.

The PB discussed what action is expected or should be taken at this point. Filling in the wetlands is no longer an issue because the review engineer found that there is still adequate drainage due to the sandy nature of the soil. Moving the trees back to their original location is not a realistic option. The only outstanding issue is the brick pillars in the town right-of-way, and this is mainly an issue between the town and the developer, Costello. In order for Costello to get his bond back, the PB has to sign off on the certificate of completion for the subdivision.

PB members agreed to continue this issue at the next meeting with further documentation for the new members' benefit, and to drive to Davis Road to look at the pillars and see if there is a reason to hold off signing the certificate of completion.

### **Wilkins Lane**

Before the last meeting, review engineer Nitsch provided the report of the inspections they did last fall, and that report was forwarded to Stamski and McNary, but they have not yet responded.

### **GIS database**

Bahr reported that Janice Bernsee is doing great work, and the PA informed the Board that Bernsee's work has included documenting common driveways, updating the map of Carlisle from 2002 to present, and incorporating the zoning map and historic district in GIS data layers. Bernsee has also volunteered her time to the Conservation Commission to map CRs in the database. This constitutes "Stage 1" of what is needed to get the GIS up-to-date.

The PB then discussed the value of GIS for their own needs, as well as the needs of the assessors (who currently pay money to an outside agency once a year for up-to-date paper maps), and various other departments in town, and the PB discussed ways to demonstrate the value of this work and make the data accessible to any who might want it, including private homeowners. The issue of maintaining and updating the database was also discussed, as every change in roads or property reduces the accuracy and efficacy of the database. It was emphasized that this is a time-critical issue because Bernsee is currently a short-term part-time employee and there is currently no other personnel or procedure to maintain the database.

All agreed that Bernsee is the best person for both helping to prepare a presentation to demonstrate GIS capabilities, as well as setting up some kind of plan for maintaining and updating the system. She would also be the best person to train

members of the Board in how to use GIS. However, the PA noted that Bernsee's contract runs out at the end of September.

The PA suggested a meeting with John Speidel, Administrative Assessor, and one member of that board to review the work being done on GIS, as it is the Board of Assessors that would benefit most immediately from the GIS work.

Hara noted that Groton, MA has a very user-friendly GIS web page which would be useful for PB members to look at.

Reading from state statutes, Hara emphasized that providing an official map of the town is the Planning Board's responsibility.

Hara suggested a subcommittee to plan GIS development. The subcommittee will consist of Bahr (chair), Freedman, and Hara, plus the PA.

At 9:58 p.m., the Board unanimously adjourned the meeting.

Respectfully submitted,

Helen Boos  
Temporary Administrative Assistant